

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: November 17, 2005

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	88-DR-2005 ASU-Scottsdale Center for New Technology and Innovation Phases I & II		
LOCATION	Southeast corner of Scottsdale and McDowell Roads		
REQUEST	<p>The applicant is requesting approval of a site plan, floor plans, elevations, landscape plan, and lighting plan for Phases I and II of the ASU-Scottsdale Center for New Technology. Pursuant to zoning case 26-ZN-2005, the City Council will be acting as the Development Review Board for this first submittal. The Board will be making a recommendation to the Council in this matter and will be the reviewing authority for future phases.</p> <p>Also requested is approval of "Skysong," an architecturally integral shade structure with fabric mesh ranging in heights up to approximately 80 feet and structural support poles up to approximately 110 feet. Skysong is a free-standing ornamental monument which the zoning ordinance and amended development standards adopted for this project require the City Council to approve if the height is above 60 feet. The Development Review Board will be forwarding a recommendation to the Council regarding this element.</p>		
OWNER	City of Scottsdale 480-312-2506	ENGINEER	Wood Patel Engineering (480) 834-3300
ARCHITECT/ DESIGNER	PEI Cobb Freed & Partners 212-751-3122	APPLICANT	Higgins Plaza Development Partners (312) 943-4999
		PLANNING COORDINATOR	Mac Cummins, AICP Senior Planner (480) 312-7059
BACKGROUND	History: In the early 1990's as the Los Arcos mall began to decline, the mall owner and the city examined different options for revitalizing the mall and the immediate area around it. After several failed development plans, the City Council, in July 2004, adopted Resolution No. 6512 authorizing acquisition of the property. Committed to increasing ASU's standing as a national research facility through expansions throughout the Valley, the ASU Foundation approached the City of Scottsdale regarding the potential of developing a new creativity campus of approximately 1.2 million square feet on the former Los Arcos Mall site. On August 9, 2004, the City of Scottsdale (landlord) and ASUF Scottsdale LLC (tenant) entered into a 99-year lease agreement (with option for second 99-year extension) for 37-acres of the site for development of the "ASU/Scottsdale Center For New Technology and Innovation". The City retained 5-acres of the property for future development.		

In November 2004, the City Council appointed an Ad Hoc Citizens Working Group to prepare guidelines and a framework plan for the ASU-Scottsdale center and for the Scottsdale Road and McDowell Road corridors. The eleven member working group met through March 2005 to provide input on planning concepts and to generate guiding principles for the ASU Scottsdale site and surrounding area. These principles are:

1. Create balance of land uses and relationships between parcels;
2. Encourage meaningful open space and public uses;
3. Facilitate mobility and interconnectivity;
4. Demonstrate Scottsdale's continued commitment to quality;
5. Exemplify Environmental Sustainability;
6. Promote social and economic vitality of the site and surrounding area.

The Working Group, with the assistance of Staff and Urban Design Associates (UDA) of Pittsburgh, Pennsylvania, created the resulting document known as the *Design Guidelines and Development Framework for the ASU-Scottsdale Center for New Technology and Innovation and the Surrounding Area* and along with amended development standards and land uses, serves as the direction for revitalization of the area. Over 200 individuals participated and provided information and comments to help create this document.

Framework Plan.

The Development Framework Plan (Attachment 4) submitted and approved with zoning case 26-ZN-2005 established a combination of land uses, arranged and designed with modern land planning principles and development techniques. The guiding principles of the Ad Hoc committee were incorporated into the Development Framework Plan to:

- *connect the center with Los Arcos Crossing, surrounding retail and residential areas*
- *provide a sense of place and focus for the area including the concept of an "urban oasis"*
- *create public spaces that are amenities for employees and the community*
- *preserve and enhance Scottsdale Road as the future high capacity transit corridor*
- *enhance pedestrian traffic and a more intimate environment along neighborhood access streets*
- *ensure progressive yet complimentary building design and materials*
- *integrate public art into the project*
- *conform to LEED Certified standards for non-residential development*
- *re-establish the prominence of the Scottsdale/McDowell intersection as the core crossroads of the southern Scottsdale area*

- *place buildings on the site so as to encourage reinvestment throughout the area-*

This framework plan was set forth in the zoning case, so that all subsequent development would be evaluated and considered based upon the framework set forth in the document. Staff has used this document as a tool in analyzing the current proposal.

Zoning.

The site is zoned Planned Community (PC), which allows research and development, general office, retail, medical office, government, residential, and service related uses. During the rezoning process, several requirements were put into place and implemented with regard to how the site plan should function, both on a human scale (pedestrian friendly) and the relationship of the open spaces to the various structures. Further, the design guidelines discussed the focus of the project to be designed to have a wide range of land uses and be an example of urban form.

Context.

The site is located on the southeast corner of the intersection of Scottsdale Road and McDowell Road.

Adjacent Uses:

- North: A mixture of commercial, retail, office, and auto dealership land uses in the C-3 & C-4 zones.
- South: Primarily multi-family residential housing in an R-5 zone, with some commercial retail uses fronting Scottsdale Road in a C-3 zone.
- East: Commercial shopping center and a church in a C-S zone.
- West: Commercial shopping center and a bank in a C-3 zone.

APPLICANT'S PROPOSAL

Applicant's Request.

The applicant is requesting approval of a site plan, floor plans, elevations, landscape plan, and lighting plan for two, four story mixed use buildings. These first two phases also include approval of the master landscaping plan, infrastructure plan, and the signature free-standing ornamental monument. This will include:

- Construction of the main east-west and north south roadways (shown as "Boulevard," "South Street" and "Center Street" respectively) and street parking.
- Construction of the periphery landscape surrounding the entire site, including Scottsdale Road, McDowell Road, west side of 74th Street, the southerly boundary of the site, and the Boulevard, South Street and Center Street.
- Construction of "Skysong" (A free standing ornamental feature which will provide shade along the Boulevard).
- Landscaping the public gathering space near Scottsdale Road and the

- Boulevard which may contain a building in the future.
- Construction of an approximately 157, 000 square foot mixed use building on the northeast corner of the intersection of the Boulevard and Center Street. (Phase I)
- Construction of “The Plaza”, which will include water features and decorative treatments.
- The option to construct temporary parking for the proposed buildings (with the option to be replaced by a parking structure in Phase I or in the future) and street parking.
- Construction of a temporary landscape berm to screen the temporary parking.
- Construction of all necessary infrastructure for the Phase I & II buildings, access to the site (i.e. traffic improvements – traffic signals, deceleration lanes, etc.), infrastructure (water, sewer and drainage), etc.
- Construction of an approximately 157, 000 square foot mixed use building on the southeast corner of the intersection of the Boulevard and Center Street. (Phase II)
- Construction of a “temporary” parking facility to service the Phase II building (with the option to be replaced by a parking structure in Phase II or in the future).

Development Information:

- Existing Use: Vacant; was previously utilized for the Los Arcos shopping center
- Proposed Use: Mix of retail and office uses
- Total Building Proposed:
(Phases I & II)
 - Building Size: +/-157, 000 square feet (Phase I)
 - Building Size: +/-157, 000 square feet (Phase II)
- Building Height Allowed: 60 Feet
- Building Height Proposed: 60 Feet
- Parking Required: 943 Spaces
- Parking Provided: 1220 Spaces
- Open Space Provided: Approximately 350, 000 Square Feet (Phase I)
- Percentage of Total Required
Open Space Provided at
Phase I: Approximately 95%
- FAR Required: 0.8 for Entire Project
- FAR Provided: 0.17 Provided for Phases I & II

DISCUSSION

Process.

The Development Review Board will be making a recommendation in this matter for Phases I & II. All subsequent phases will return to the Development Review Board for consideration, as well as certain aspects of this application (See below). Further, the DRB will be making a recommendation to the City Council on the proposed height of Skysong; which is currently proposed to be 110 feet at its tallest point.

Site Plan.

The proposed site plan implements the Design Guidelines and is in conformance with the Framework Plan goal of creating an urban setting in its design and structure, by proposing sidewalks of +/-15 feet between the curbface and the proposed buildings, in both Phases I and II. Further, the approach to the Plaza allows for pedestrian movements in each direction, with relatively narrow streets to direct the vehicular traffic into the ultimate configuration of the parking structures. The water features and landscape in this area, combined with the architectural design, will lend itself to a human scale (See analysis below). The open space and gathering spaces, which were a stipulation of the zoning case and are located on the proposed site plan, are placed in strategic locations which will be accessible and encourage use by the public. Two major public gathering areas were approved as part of the zoning case. The one on Scottsdale Road will be constructed as part of Phase I; the second one on 74th Street will be constructed at a later date. In addition, a third public space, the Plaza Area, has been added in the center of the project. Additional accessways will provide adequate internal circulation and are designed in conformance with what was contemplated at the time of rezoning to the PC District.

Environmental.**LEED Certification**

At the time the rezoning application was approved, the City required that “All non-residential development shall conform to LEED certified standards.” The applicant has indicated that this project will comply with this stipulation. The specifics of the Phase I and II conformance are presently being finalized by the applicant, and although they are not set, the applicant committed to honoring compliance in each of the six LEED categories:

- Sustainable Sites
- Water Efficiency
- Energy & Atmosphere
- Materials & Resources
- Indoor Environmental Quality
- Innovation & Design Process

Further details will be presented at the DRB hearing and conformance will be confirmed at permit and Certificate of Occupancy stages.

Landscape.

The applicant is proposing a landscape palette which includes several different varieties of trees, shrubs, and groundcover. The final plantings will be selected from the proposed palette, and will incorporate the overall themes of the project, in the various areas for which they are applied. This flexibility is proposed to allow the final design to respond to the ongoing streetscape design for Scottsdale and McDowell Roads respectively. In addition, this will allow the applicant and staff to respond to the Skysong materials and the amount of light that will reach the Boulevard. Staff supports this approach and has added the appropriate

stipulations.

In general, the applicant is proposing to use hardscape as a means for directing people to the open space and softscape provided in the project. The hardscape will be constructed out of non-petroleum based materials such as concrete, recycled concrete, and stabilized granite. The main Boulevard is proposed to be a mix of concrete and sandstone pavers, in a decorative pattern as one moves through the project. There will also be pre-cast planters and various street furniture in selected locations.

The softscape palette includes larger scale trees along the arterial roadways and “themed” streetscapes along the Boulevard and Center Street. On Scottsdale and McDowell Roads, there will be an 11 foot landscape “buffer” between the curb face and the sidewalk, which will include substantial landscaping. These trees interact with the temporary berm to be located on the interior side of the sidewalk, and create the screening for the exterior of the project. Street trees along the Boulevard in front of the buildings proposed in Phases I and II will be smaller in scale, in tree grates, and will interact with Skysong, the street furniture and pedestrian experience. The “Plaza” area will include Date Palms and a water feature which will be located in the niche created by recesses in the structures.

Open Space.

The predominance of the open space is being provided through the streetscape and landscaping surrounding the site, Pedestrian areas and the interior gathering spaces. The open space being provided in Phase I and II, represents approximately 95% of the total open space required for the entire project and the description of the various “types” of landscape are provided in the Landscape analysis above. The open spaces in this type of urban project are found in well programmed locations such as the Plaza and the public gathering space at Scottsdale Road(See discussion below). The use of open space in this proposal matches the spirit and intent of the discussion which occurred at the rezoning public hearings.

Architecture.

The buildings being proposed in Phase I and Phase II are very similar in nature, and will react to one another across the Boulevard, to the east of the plaza through their use of similar materials, interaction with Skysong, and the pedestrian environment. They are both proposed to be 60 feet tall. On top of the building there will be screened mechanical equipment not to exceed an additional 15 feet in height. The buildings are proposed to be constructed of the following materials:

- Masonry base (pre-cast concrete);
- Colored exterior insulation and finish stucco system, primarily in beige, and white colors. (Applied primarily above the first floor retail space on the Boulevard), with a blue color adjacent to the plaza;
- Arizona sandstone in both the buckskin and sunburst colors (Provided primarily at grade level on the first floor retail space).

The design of the structures provides recesses along the Boulevard at the grade level (retail) and building stepbacks above to create a human scale to the pedestrian experience. The 2nd floor (on both structures) is set back approximately 15 feet from the top of the 1st floor, which is elevated approximately 18 feet above the grade. The result is a natural progression of the structure away from the street façade, particularly in conjunction with the application of “Skysong” (See discussion below). Further, the building (s) articulate in and out horizontally where storefront doors on office entries are located and landscaping is provided in these areas as well; which will help create the ambiance the pedestrian experience requires.

Key Architectural Discussion Points - Staff has some relatively minor “key issues” to propose for further discussion with the Board and seek input:

1. The 3-dimensional qualities of the sandstone building base mass could be visually strengthened. Staff proposes that this mass emulate the qualities of an arcade, and suggests consideration of deeper recesses of the storefront combined with the return of the sandstone material into head and jamb of the recesses.
2. The vertical pedestrian scale (comfortable virtual space) could be strengthened architecturally along the building facades of the east/west “Boulevard” frontage.
3. Maintenance concerns regarding EFIS as the material selection for the blue accent walls of the plaza area. Staff likes the color blue, but the material selection is likely to fade over time in different areas depending on the sun exposure and will require regular maintenance.
4. Further details are required regarding the location of the structure to ground tensile supports of Skysong. These details will be provided by the applicant and will be reviewed by staff to assure appropriate pedestrian clearances are provided.

Skysong.

The applicant is proposing a free-standing ornamental feature which will be integral to the overall site and building design and is essentially a very large architectural shade structure. The mesh fabric, which will be the primary visual feature of the structure and will range in height up to approximately 80 feet and the structural support poles will be up to 110 feet. It will be composed of several panels, and will cover the Boulevard the entire length of the proposed block for Phases I and II.

Staff has raised questions regarding Skysong and how it functions in the Arizona climate. These concerns relate to its durability and long-term maintenance. Concerned citizens at the open house meeting, held on November 3, 2005, also raised these issues. Additionally, there are some questions about how the regular maintenance practices will deal with local weather (dust storms, wind, debris) and how stormwater runoff will be handled. The applicant will provide additional information on the design elements and responses to the aforementioned questions at the DRB hearing.

Institutional Building.

One of the key characteristics of this project is the consideration of an “iconic” structure which will be used for institutional purposes. The location for this structure has been identified as the northeast corner of the Boulevard and Scottsdale Road. The design for this structure has not been finalized at this time, and will, if the applicant proceeds with this concept, come back for formal Development Review Board approval in the future. However, the applicant has set aside the open space surrounding this building location, to create a plaza and pedestrian friendly environment connection point to Scottsdale Road. It will also have key interaction with the public uses (including a transit facility) to be located along Scottsdale Road.

Future Parking Garage Construction.

The applicant is currently proposing temporary surface level parking to be located to the north and south of the proposed structures in Phases I and II. These parking lots will be landscaped and maintained until the future phases, when the parking structures will be constructed. These facilities will be screened from public view by a landscape berm and appropriately landscaped. Additionally, the applicant has indicated that they are exploring the potential to build the parking structures as a portion of this request (Phases 1 & 2), and have marked the plans accordingly. The proposed elevations for the future parking structures, when proposed for construction, would require subsequent DRB review and approval.

Lighting.

The project’s lighting plan will establish various “zones” which will include pedestrian oriented areas, street and parking areas, accent lighting, and Skysong. The pedestrian area lighting will be low level in scale, and will include bollards and relatively low intensity lighting. The street and parking areas will be contemporary in style and the light standards will be located 20 feet above grade. The accent lighting will be located along the building façade, and will help supplement the other lighting sources, while highlighting the buildings. Finally, the Skysong lighting will require further refinement, and due to the unique aspects of lighting the structure, Staff has added a stipulation that Skysong lighting will need to come back to the Development Review Board and City Council for approval.

Signage.

The applicant has provided overall concepts for the types of signage the project will utilize. These concepts will set the initial template for review of quality and character of signs for the first two phases. The applicant proposes signs which both meet the sign ordinance and meet the spirit, intent, and character of the examples shown in the submittal. It is anticipated that as the project matures and evolves, the applicant will submit a master sign program for review and approval by the Development Review Board.

Community Involvement.

As a continuation of the outreach/involvement that was initiated with the zoning application, the city, in partnership with Higgins/Plaza Group coordinated a series of outreach and information programs. Prior to receiving the Development Review submittal, representatives from the development team provided several project preview presentations with key community representatives. Following these initial feedback sessions, the development team further refined the submittal.

Shortly after the city received the submittal, city staff began providing information via broad based communication mechanisms including:

- The city's web site,
- Multiple subscriber based bulletins (ASU update, weekly development update, and ASU e-mail contact list); and
- Two news releases (Oct. 17 and Nov. 4) which prompted several follow-up articles in the *Arizona Republic* and *Scottsdale Tribune*.

In addition to the broad-based communication, city staff, in concert with the development team scheduled project update meetings with key community groups in the McDowell/Scottsdale Road vicinity and sent out a notice to 25 neighborhood representatives in the immediate area of the ASU Scottsdale Center. As a result, staff provided a project update at a GAIN neighborhood meeting and has scheduled several additional informational meetings. Other group presentations included the Housing Board, Hacienda De Los Arcos and the Vista Del Camino senior lunch group. Comments from the preliminary preview sessions and the small group sessions were very supportive and enthusiastic that this project was moving forward.

On November 3rd, 2005 the applicant hosted a community open house to provide an additional opportunity for residents to preview the project and provide input. Approximately 45 residents attended the November 3rd open house. Attendees expressed concerns and asked questions regarding how the project design would conform to LEED certified standards. In general, feedback focused on a desire to see buildings that reflect innovation and the highest possible standards for sustainability. One audience member strongly supported the project design and Skysong, but suggested that the applicant reconsider locating Skysong over the central pedestrian plaza intersection to maximize the impact and effectiveness of the structure.

OTHER BOARDS AND COMMISSIONS

The Planning Commission is required to make a recommendation to the City Council regarding the height of Skysong.

The City Council will review and act on the site and building design proposals for Phases I and II of this project and the proposed height of Skysong. All subsequent submittals will be reviewed by the Development Review Board.

STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations. Pursuant to the discussion above, staff has analyzed these elements and finds them to be in substantial conformance with the documents approved as a portion of the rezoning request and staff finds that:

- The proposed development is in conformance with the Development Framework approved by the City Council and the Guidelines produced as a result of the Ad Hoc Committee and citizen involvement process.
- The design of the structures and Skysong is a dramatic statement of reinvestment and revitalization in the area
- The core portion of the project will be developed first, with all infrastructure and roadway construction to be fully constructed in the first phase.
- The architectural elements found in this project, as they continue to the west, will bring the entire vision for the project to reality.

Further, the staff have analyzed the proposed additional height being requested for Skysong above and finds:

- The amendment for the height is consistent with the context and character of the adjacent 60-foot building heights and the pedestrian-oriented boulevard street design.
- The shade structure is specifically designed to address the environment of the Sonoran Desert and benefits the pedestrians, streetscape and adjacent buildings.
- The monument is designed to be a focal point and provides scale and balance to this site.
- The monument will be a community amenity and will add to the City's quality of life.
- The monument will be accessible by pedestrians and will be a focal point of the pedestrian experience along the Boulevard.

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ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Development Framework Plan
5. Site Plan
6. Phasing Plan
7. Landscape Plan
8. Elevations
9. Materials Palette/Site Materials
10. Skysong Section/Streetscape
11. Citizen Review
- A. Fire Ordinance Requirements
- B. Stipulations/Zoning Ordinance Requirements

ASU SCOTTSDALE CENTER FOR NEW TECHNOLOGY AND INNOVATION PROJECT NARRATIVE

Approval of the ASU-Scottsdale Center for New Technology and Innovation ("Center") Phase 1 and Phase 2 Development Review Board ("DRB") Project Application will result in the continued design and initiation of construction of approximately 300,000 gross square feet of mixed use development in conjunction with the City's design and construction of infrastructure and landscaping improvements in accordance with the Planned Community District ("PCD") approved by the City Council June 21, 2005. Approval of the DRB Project Application will begin the first phase of the redevelopment of the now vacant 42-acre former Los Arcos Mall site into a state of the art research and office park with an eventual buildout of 1.2 million square feet of laboratory, office, retail, and related uses. The development is a partnership between the City, Arizona State University ("ASU"), through the Arizona State University Foundation ("ASUF"), and Higgins Development Partners and the Plaza Companies ("Developer"), nationally known real estate development companies.

BACKGROUND

The closing of the Los Arcos Mall in 1999 left a hole in the City. Controversial redevelopment proposals for a sports arena and later for big box retail development did not materialize. In August of 2004 the City purchased the 42 acre vacant site with the purpose of revitalizing the southern part of Scottsdale and promoting economic vitality. The City's goal for the site and the surrounding areas is to create an urban mixed-use knowledge-based center which includes high tech business incubation, education, research, office and supportive retail uses.

To further this goal, in August of 2004, the City entered into a long term land lease agreement with the ASUF for 37 acres of the site which will become the Center. The lease requires significant investments to be made by the City, and the developer. The City retained 5 acres of the 42 acres for future development.

On June 21, 2005 the City Council approved re-zoning of the site to a Planned Community District ("PCD"), replacing existing C-3 and C-S districts with a PCD.

PROJECT VISION

The vision of ASUF and the Developer for the 37 acre Center is for a unique 21st century business community location for technology, innovation and commercialization that stimulates the economy, revitalizes the neighborhood and brands the City, ASU, and the region as leaders in the knowledge economy.

ASUF and the Developer view the Center as a place where the university and private sector researchers jointly develop, commercialize, and market new technologies and where visual, performing and high-tech graphic artists and other technology experts routinely meet entrepreneurs. The Center will bring private researchers and their

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11/10/05

businesses together with ASU and the community to create a place where research interfaces with economic development, information technology interacts with innovation, and education engages the local community.

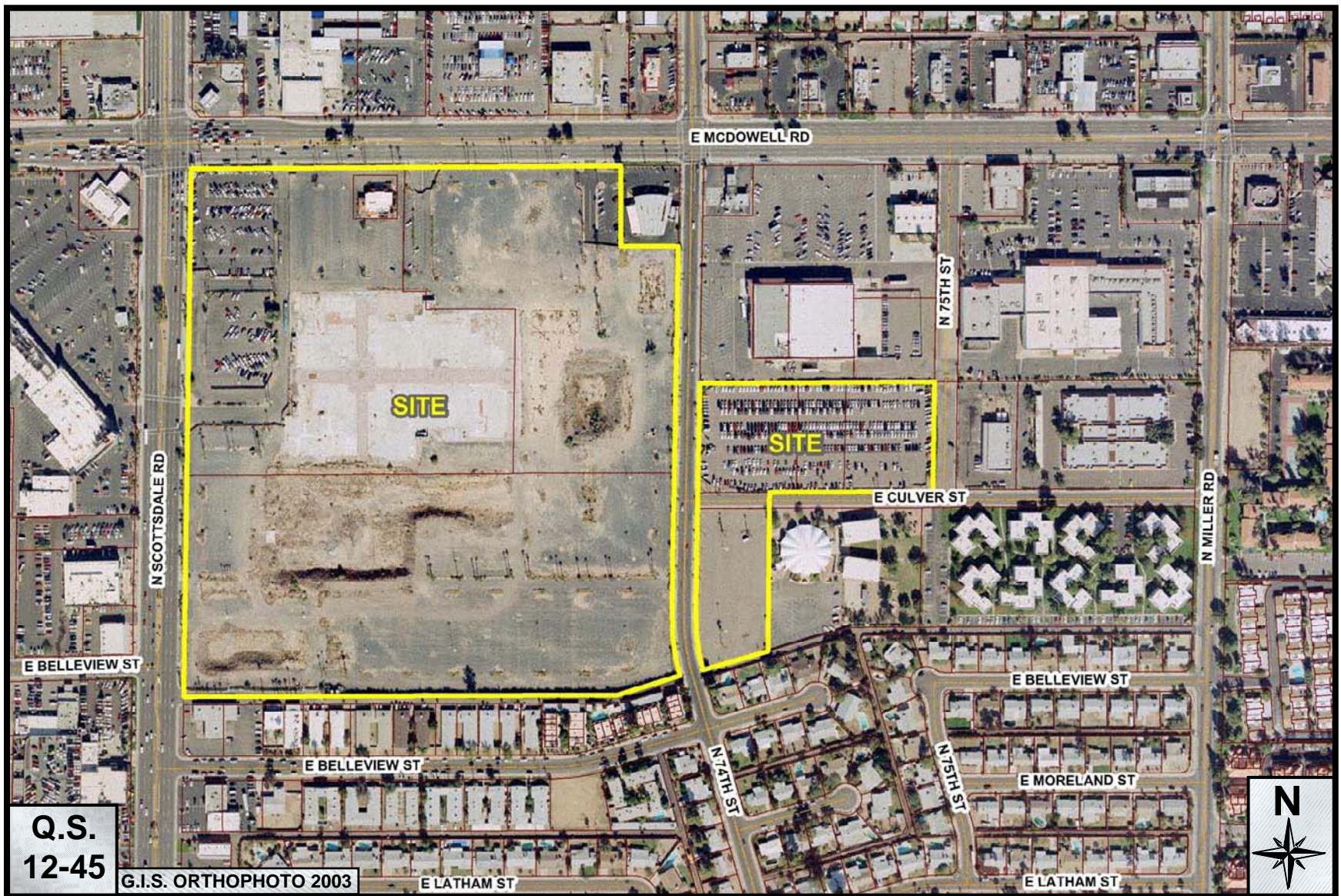
The Center will play a significant role in achieving Scottsdale's goals for the future including:

- Facilitating the revitalization of south Scottsdale and the areas around the site
- Revitalizing Scottsdale Road and McDowell as vital tributaries and linkages serving the City and the region
- Increasing the employment base of the City, particularly in skilled, highly paid market sectors;
- Increasing revenues to the City through transaction privilege taxes, property taxes, bed taxes and similar taxes available directly or indirectly to the City;
- Continuing the process of establishing the City as a center for research, innovation and technology; and
- Promoting the attractiveness of the City to businesses and residents that may relocate to the City.

PROJECT DESCRIPTION

The Center will, at buildout, consist of approximately 1.2 million square feet of development in multiple buildings within an urban environment to including plazas, landscaped open spaces and boulevards and structured parking. The Center is contemplated to have a wide range of land uses to create a mixed-use (live, work, and learn environment). Current zoning pursuant to the PCD provides a maximum building Floor Area Ratio (FAR) of 0.8, with a building height limit of 60 feet. Approximately 135,000 sq. ft will be retail use. The parking facilities for the Center, to be provided by the city, will be surface initially with underground/structured parking occurring as the development intensity increases.

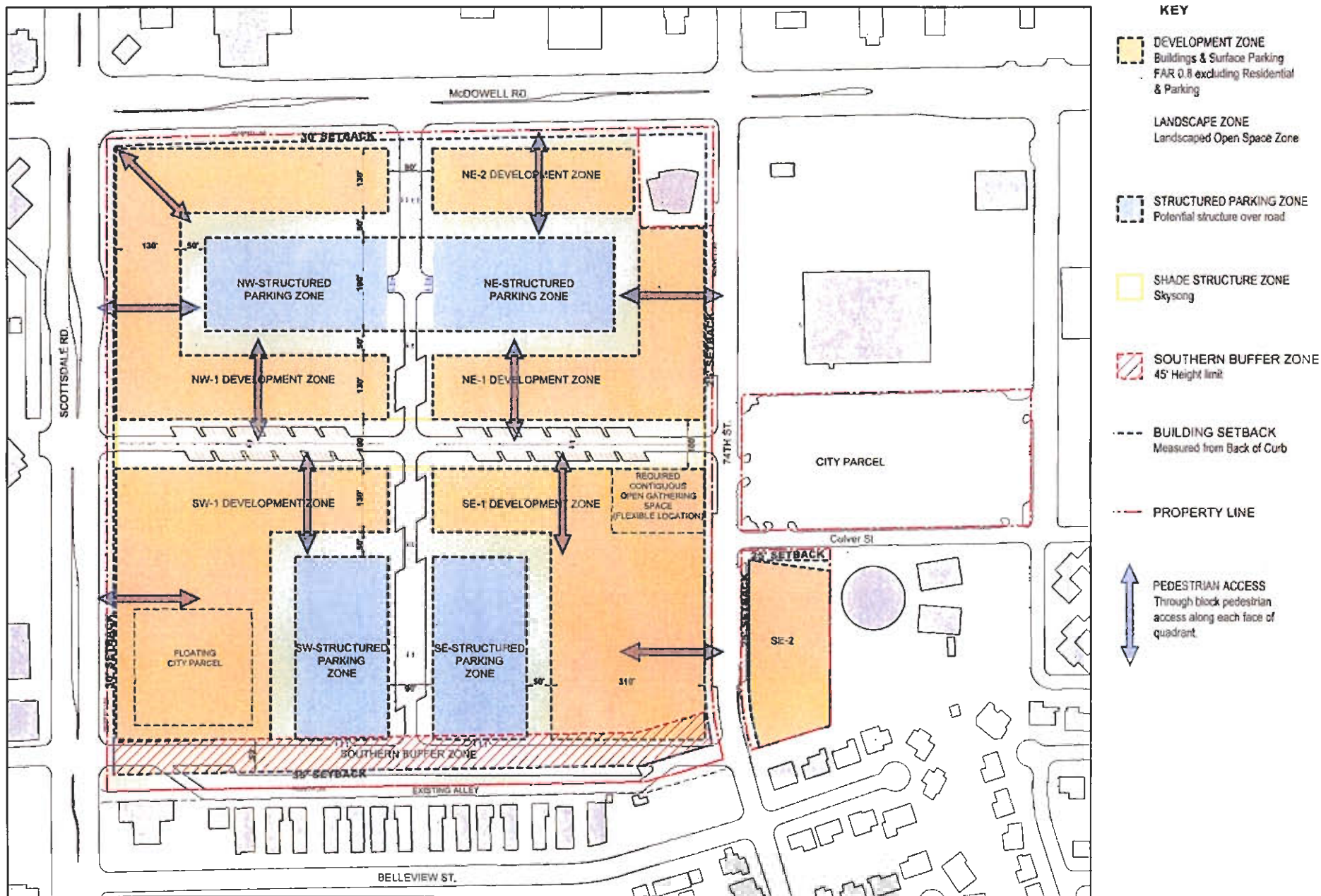
Phase 1 and Phase 2 of the project, the subject of this DRB Project Application, each include one, four story, mixed-use building comprising approximately 150,000 gross square feet, envisioned to include retail at the ground level and office/research space above for a total of 300,000 gross square feet of development. The Phase 1 development will be coordinated and built in conjunction with the City's infrastructure and landscape improvements including roadways, utilities, public open spaces, landscaping and public art.



ASU-Scottsdale
Center for New Technology and Innovation

88-DR-2005

ATTACHMENT #2A



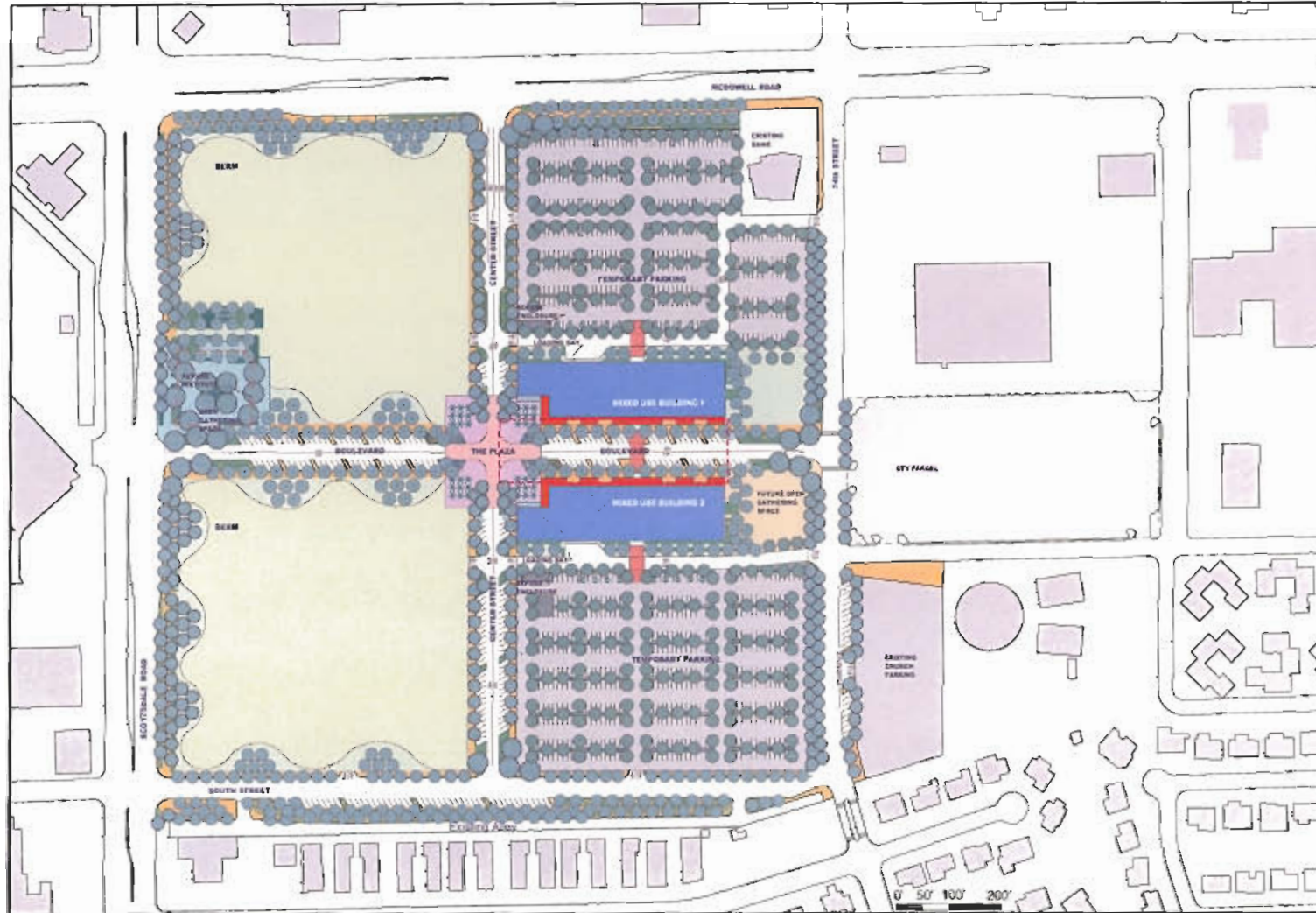
ASU - SCOTTSDALE CENTER FOR NEW TECHNOLOGY AND INNOVATION

DEVELOPMENT FRAMEWORK PLAN

0' 50' 100' 200'

26-ZN-2004
88-DR-2005

11/10/05



BUILDING HEIGHT

- ONE STORY
- FOUR STORY

LAND USES

- TEMPORARY ON-STREET PARKING
- OPEN SPACE
- OPEN GATHERING SPACE PHASE 1
- FUTURE OPEN GATHERING SPACE
- RETAIL
- OFFICE
- SKYZONE
- CENTRAL PLAZA PHASE 1
- DECK, PLAZA AND LANDSCAPE ZONE

WIRED USER BUILDING 1: 157,320 SQ FT
 WIRED USER BUILDING 2: 157,320 SQ FT
 ADA PARKING

PARKING PROVIDED

PHASE 1

VEHICLES	540 SPOTS
NORTH/EAST QUADRANT	15 SPOTS
CENTRAL	114 SPOTS
SOUL	153 SPOTS
TOTAL	282 SPOTS

PHASE 2

VEHICLES	480 SPOTS
SOUTH/EAST QUADRANT	20 SPOTS
SOUTH STREET	47 SPOTS
TOTAL	128 SPOTS

BIKES
 BIKES FOR TUBES
 EACH CAPABLE OF
 HOLDING 2 BIKES

Documents submitted for DRB review are intended to reflect the Phase 1 and Phase 2 Design Concept. Specific details and dimensions are in the Design Development Phase and are subject to refinement as Design and Construction Documentation is completed.

PLEASE REFER TO LANDSCAPE PLAN

PEI COBB FRIED & PARTNERS architects LLP

DMJM Design

ASU-SCOTTSDALE CENTER
 THE PLAZA
 157,320 SQ FT
 157,320 SQ FT

**ASU-Scottsdale Center
 for New Technology and Innovation**

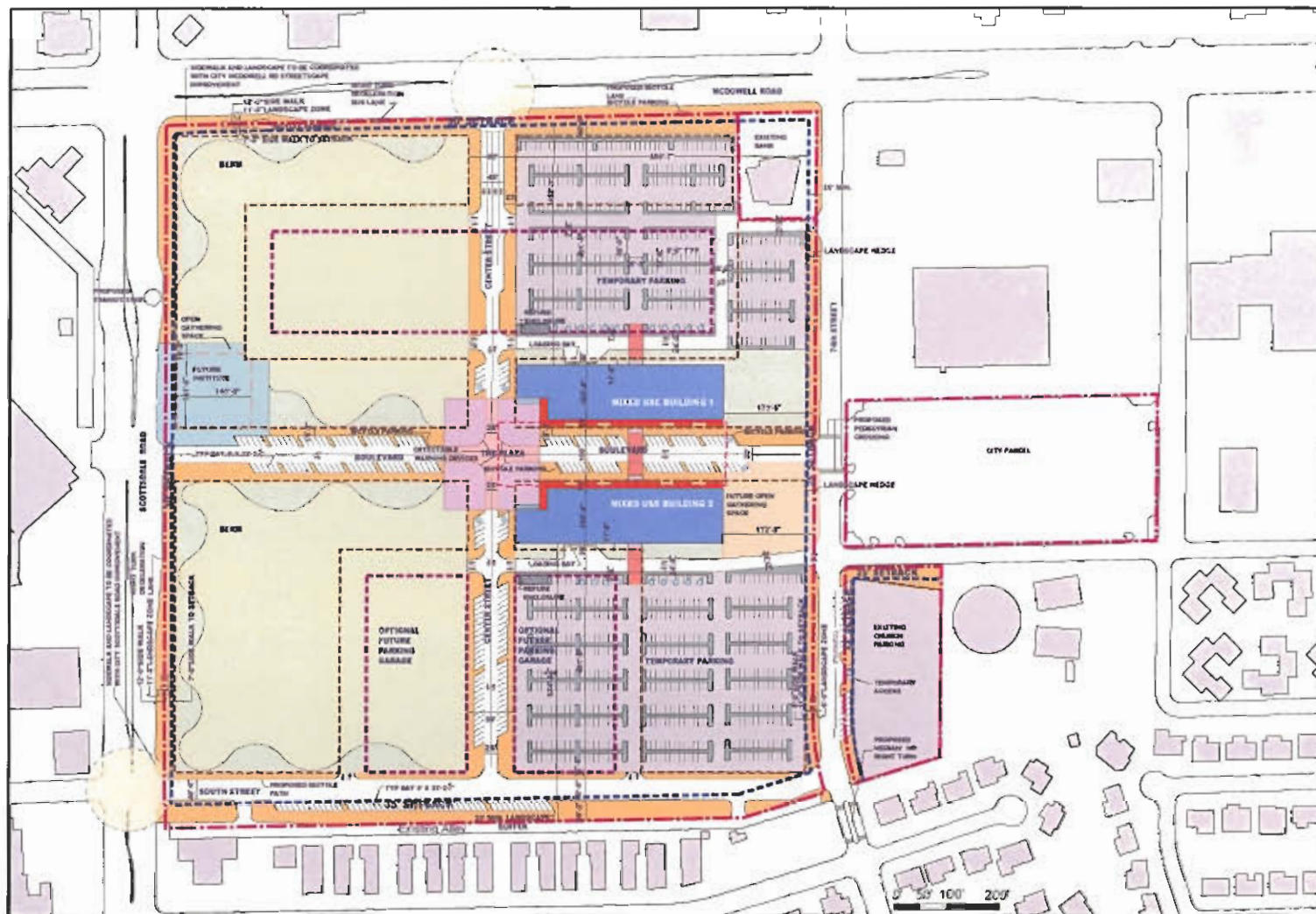
Scottsdale, AZ

ILLUSTRATIVE SITE PLAN PHASE 1
 AND PHASE 2

10 NOVEMBER 2005

A-03

SCALE 1"= 200'



BUILDING HEIGHT

- ONE STORY
- FOUR STORY

LAND USES

- OPEN SPACE
- OPEN GATHERING SPACE PHASE 1
- FUTURE OPEN GATHERING SPACE
- RETAIL
- OFFICE
- WORKING ZONE
- CENTRAL PLAZA PHASE 1
- SEE MAP AND LANDSCAPE ZONE

PARKING REQUIRED FOR BUILDING 1 AND 2

1 DAY PER 3000 SF - BUILDING 1: 157,300 GSF - 52 DAYS
 1 DAY PER 3000 SF - BUILDING 2: 157,300 GSF - 52 DAYS
 1 BICYCLE PER 100 CARS MAX. OF 100 BICYCLES - 100 BICYCLES

PARKING PROVIDED

PHASE 1

VEHICLES	40 DAYS
SOUTH GATE QUARTERS	10 DAYS
OFFICE	10 DAYS
RETAIL/STREET	10 DAYS
TOTAL	40 DAYS
INCLUDING	24 DAYS

PHASE 2

VEHICLES	40 DAYS
SOUTH GATE QUARTERS	10 DAYS
OFFICE	10 DAYS
RETAIL/STREET	10 DAYS
TOTAL	40 DAYS
INCLUDING	24 DAYS

1 BICYCLE PER 100 CARS MAX. OF 100 BICYCLES - 100 BICYCLES

KEY

- ADA PARKING
- PROPOSED LOT
- BUILDING SET BACK
- CONSTRUCTION BACK OF CURB
- DEVELOPMENT ZONE
- STRUCTURED PARKING ZONE
- STANDARDIZED INTERSECTION (PROPOSED)

Documents submitted for CDR review are intended to reflect the Phase 1 and Phase 2 Design Concept. Specific details and dimensions are in the Design Development Phase and are subject to refinement as Design and Construction Documentation is completed.

PEI COBB FREED & PARTNERS Architects LLP

DAJM Design

PLANNING DEPARTMENT (MCDOWELL)
 THE PLAZA (MCDOWELL)
 ARIZONA STATE UNIVERSITY FOUNDATION
 1000 N. GILBERT AVENUE
 SCOTTSDALE, AZ 85257

ASU-Scottsdale Center
for New Technology and Innovation

Scottsdale, AZ

**SITE PLAN PHASE 1
 AND PHASE 2**

10 NOVEMBER 2009

PLEASE REFER TO LANDSCAPE PLANS

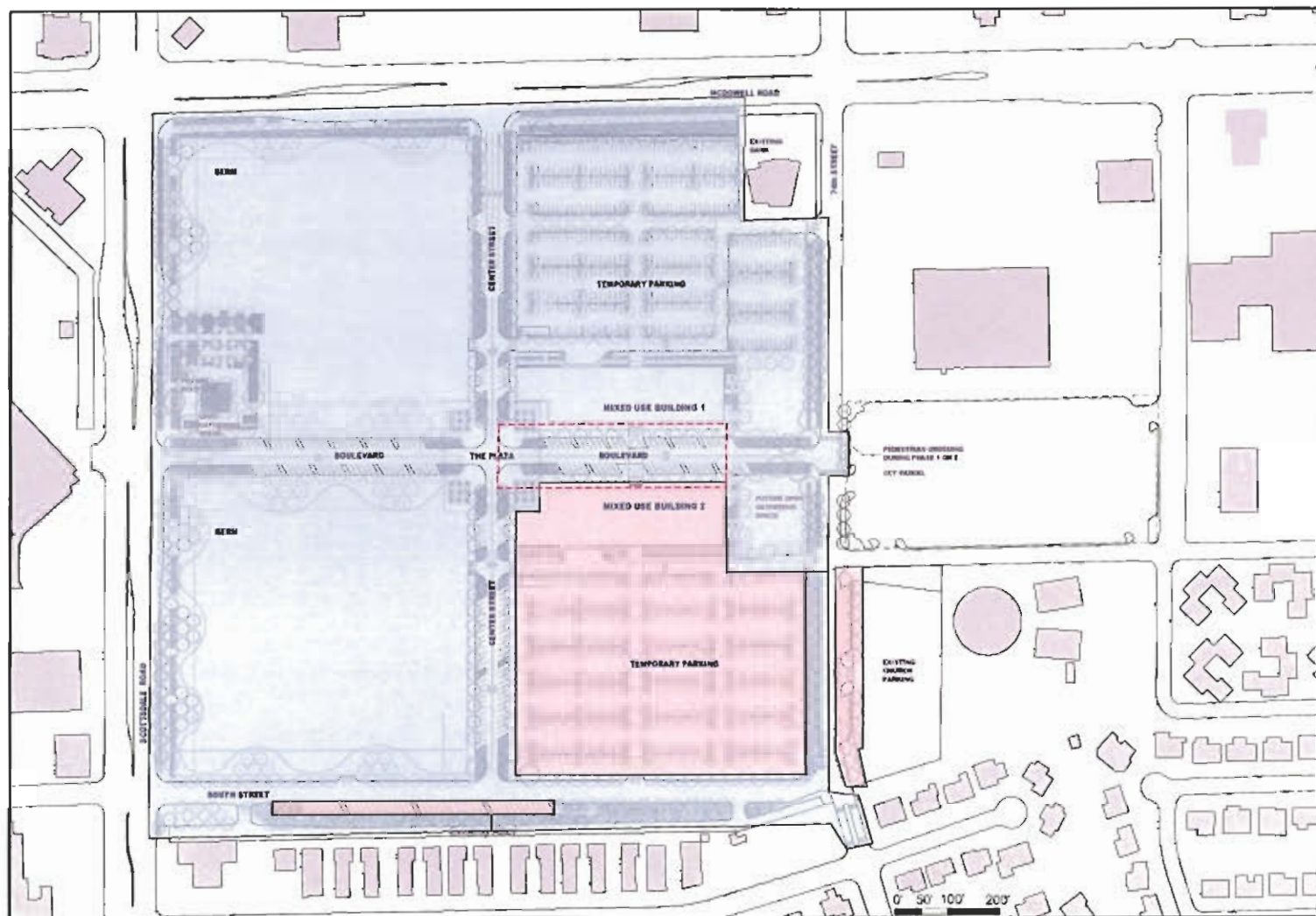
(11/10/09)

A-03.1

SCALE 1"=200'

88-DR-2005

11/10/05



Documents submitted for ZRRB review are intended to reflect the Phase 1 and Phase 2 Design Concept. Specific details and dimensions are in the Design Development Phase and are subject to refinement as Design and Construction Documentation is completed.

PLEASE REFER TO LANDSCAPE PLAN

PRI COBB FREED & PARTNERS Architects LLP

DESIGN DEVELOPMENT PHASE 1 & 2
AND PHASE 2
ARCHITECTURAL CONCEPT
CITY OF SCOTTSDALE

**ASU-Scottsdale Center
for New Technology and Innovation**

Scottsdale, AZ

PHASING PLAN

10 NOVEMBER 2005

A-03.2

SCALE 1"= 200'

ASU Scottsdale Center for Technology and Innovation: Site Landscape Narrative

Our mandate for the design has been set: This project is to be 'an original world class assembly point for knowledge and technology' that is the 'intersection of engineering, art, science and entrepreneurship'. This must be translated in to the site in every way possible. Given the advanced innovation and technology happening in the buildings of this project we propose that the site work and landscape be as innovative and ground breaking as possible. Rather than the typical sterile office park, we propose a rich regional landscape teeming with life that is an outdoor laboratory demonstrating how to build urban projects in the desert environment.

The ASU Research and Technology Park in Scottsdale, Arizona will be a celebration of the unique region and climate of the Sonoran Desert and demonstrate the landscape of this place with a native and oasis plant palette reinterpreted for a large scale urban project with regionally appropriate and sustainable hardscape materials. The project will be an innovative example of using all of the water that buildings produce (and typically put in to the municipal sewer system) - storm water run-off, gray water and condensate water - and putting this precious, harvested water to work by creating irrigation water and microclimatic desert riparian gardens. The end result will be an outdoor laboratory / 'earth biosponge' that is sustainably irrigated and that creates compelling Arizona outdoor spaces that attract humans and urban wildlife habitat.

Water

Water is one of our most major issues in the Southwest if not the world. We propose to use the wasted water, storm water run-off and condensate, that is generated by the buildings to feed the surrounding regional gardens of the project. Water cannot be absent from our outdoor spaces - urban dwellers need the psychological cooling that it can provide. If we can demonstrate the best and most judicious ways to use water in a desert environment, this will be a project that people can look to for inspiration.

Hardscape

Hardscape will be used as a funnel to collect and move water and people to the earth sponge gardens. Paving will be local materials, concrete and stabilized granite. Vertical metal trellises will be used to create cooling vertical gardens. Outdoor spaces for pedestrians will have variety and consist of group gathering places, small spaces for one or two people, outdoor meetings, and café patio type environments. Fountains will be supplemented with condensate from building air conditioners.

1. Streetscape spaces - linear shaded spaces with exposed 3/8" egg, integral color and sandblasted non-reflective matte surface. McDowell and Scottsdale Road to be coordinated with other consultants.
2. Gathering spaces - stone pavers and/or integral color concrete with seatwalls, lighting and condensate collection fountains. These spaces will be at prominent corners and entry points of the site as well as within the building compounds as places for eating lunch, meeting friends and outdoor working meetings.
3. Paseos/avenues will be designed as shaded pedestrian paseos with textured paving fully integrated with the adjacent phytoremediating gardens.
4. Parking spaces at major streets through the site will be paved in permeable paving system.

Planting

The landscape of this project will be of this place and region. Native plants will be used to demonstrate the beauty of using sustainable plants meant for the Sonoran Desert. Desert Riparian Canyon gardens and bajada gardens will be demonstrated in an urban format.

Garden types:

1. Plaza oasis gardens: these will be densely planted palm groves that will announce the entries and major gathering spaces.
2. Phytoremediating gardens: plants eat poisons from waste water from the building, produce clean oxygen and clean the soil
3. Canyon microclimate gardens: gardens between office buildings and parking where water can be harvested to irrigate this special protected microclimate
4. Linear urban shade producing streetscape gardens for pedestrians
 - funnels of shade
 - structural soil to enhance the sustainability of the streetscape with rainwater collection system
5. Neighborhood streetscape: weaving gardens to knit the project in to the neighborhoods

PEI COBB FREED & PARTNERS Architects LLP

DHJM Design

HOISINGER DEVELOPMENT PARTNERS, LLC
THE PLAZA COMPANIES
ARIZONA STATE UNIVERSITY FOUNDATION
CITY OF SCOTTSDALE

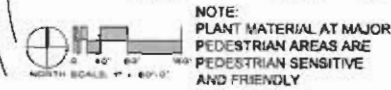
**ASU-Scottsdale Center
for New Technology and Innovation**

Scottsdale, AZ

NARRATIVE

10 NOVEMBER 2005

L 0.1

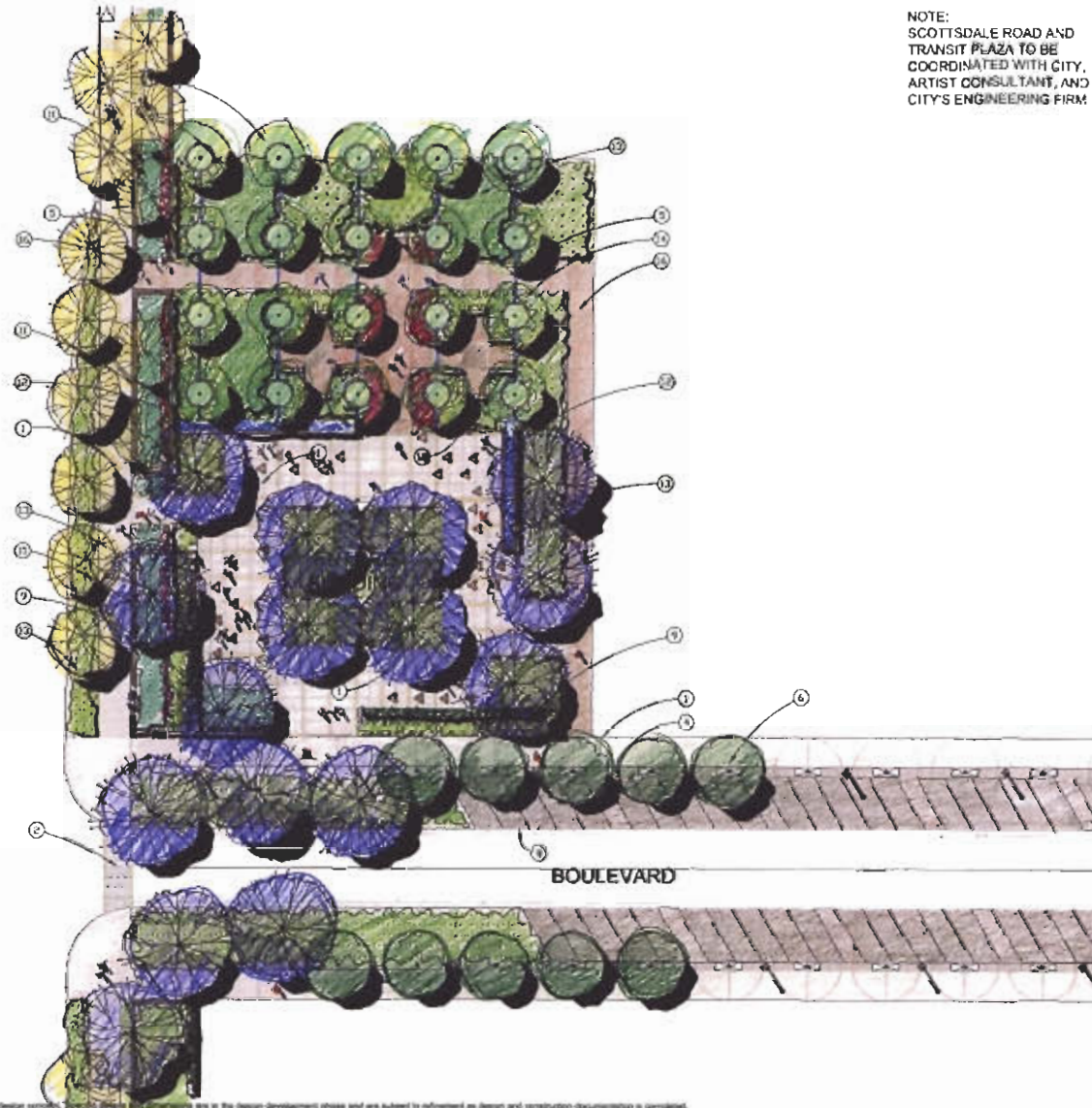


NOTE:
PLANT MATERIAL AT MAJOR
PEDESTRIAN AREAS ARE
PEDESTRIAN SENSITIVE
AND FRIENDLY

SCALE 1" = 60'

88-DR-2005
11/10/05

SCOTTSDALE ROAD



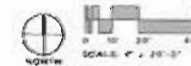
NOTE:
SCOTTSDALE ROAD AND
TRANSIT PLAZA TO BE
COORDINATED WITH CITY,
ARTIST CONSULTANT, AND
CITY'S ENGINEERING FIRM

HARDSCAPE KEY NOTES:

DESCRIPTION	REF. SYMBOL
1. C.I.P. INTEGRAL COLOR CONCRETE SIDEWALK	1
2. C.I.P. INTEGRAL COLOR CONCRETE EXPOSED AGGREGATE	2
3. SANDSTONE PAVING	3
4. PERMEABLE PAVING SYSTEM	4
5. 6" WIDE IRRIGATION CHANNEL, WATER RUNNEL, WITH ADA COMPLIANT	5
6. TREE GRATE	6
7. PRE-CAST PLANTERS	7
8. 36" WIDE CIP CONCRETE VALLEY GUTTER	8
9. VERTICAL EVAPORATIVE COOLING GARDEN	9
10. WATER WALL	10
11. 12" HIGH SEATING WALL	11
12. IRRIGATION WATER TABLE	12
13. PLANTING AREA, SEE PLANTING PLAN	13
14. IRRIGATION CHANNELS AND WELLS	14
15. DETECTABLE WARNING TEXTURE	15
16. STABILIZED GRANITE	16
17. BENCH	17
18. PEDESTRIAN LIGHT POLE	18
19. RAISED PEDESTRIAN PLAZA	19

PAVING SCHEDULE:

SYMBOL	DESCRIPTION	REF. SYMBOL
1	6" x 12" SANDSTONE PAVING	1
2	CIP INTEGRAL COLOR CONCRETE	2
3	PERMEABLE PAVING	3
4	STABILIZED DECOMPOSED GRANITE	4



Documents submitted for DRB review are intended to reflect the Phase 1 and Phase 2 design concepts. They are preliminary and are in the design-development phase and are subject to refinement as design and construction documentation is completed.

PHI CORB FREED & PANTHERS Architects LLP
DMJM Design

DESIGN ENGINEERING PARTNERS, LLC
THE PLAZA COMPANY
ARIZONA STATE UNIVERSITY FOUNDATION
CITY OF SCOTTSDALE

ASU-Scottsdale Center
for New Technology and Innovation

Scottsdale, AZ

ILLUSTRATIVE ENLARGEMENT PLAN
PHASE 1 - INSTITUTE
10 NOVEMBER 2005

L - 3.1
SCALE 1" = 20'

88-DR-2005
11/10/05

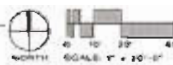


HARD\$CAPE KEY NOTES:

- | DESCRIPTION | REF. SYMBOL |
|---|-------------|
| 1. CLIP: INTERIOR COLOR CONCRETE SIDEWALK | 1 |
| 2. CLIP: INTERIOR COLOR CONCRETE EXPOSED AGGREGATE | 2 |
| 3. SANDSTONE PAVING | 3 |
| 4. PERMEABLE PAVING SYSTEM | 4 |
| 5. 8" WIDE IRRIGATION CHANNEL WATER RUNNEL WITH 40A GRATE | 5 |
| 6. TREE GRATE | 6 |
| 7. PRE-CAST PLANTERS | 7 |
| 8. 30" WIDE CIP CONCRETE VALLEY GUTTER | 8 |
| 9. VERTICAL EVAPORATIVE COOLING GARDEN | 9 |
| 10. WATER WALL | 10 |
| 11. 18" HIGH SEATWALL | 11 |
| 12. IRRIGATION WATER TABLE | 12 |
| 13. PLANTING AREA, SEE PLANTING PLANS | 13 |
| 14. IRRIGATION CHANNELS AND WELLS | 14 |
| 15. DETECTABLE WARNING TEXTURE | 15 |
| 16. STABILIZED GRAVITE | 16 |
| 17. BENCH | 17 |
| 18. PEDESTRIAN LIGHT POLE | 18 |
| 19. RAISED PEDESTRIAN PLAZA | 19 |

PAVING SCHEDULE:

SYMBOL	DESCRIPTION	REF. SYMBOL
	40' x 40' SANDSTONE PAVING	
	CIP INTERIOR COLOR CONCRETE	
	PERMEABLE PAVING	
	STABILIZED DECOMPOSED GRANITE	



Documents submitted for CDOT review are intended to reflect the Phase 1 and Phase 2 design concepts. Specific details and dimensions are in the design development phase and are subject to refinement as design and construction documentation is completed.

FRI CORN FREED & PARTNERS Architects LLP
DMJM Design

INGWIS DEVELOPMENT PARTNERS, LLC
ONE PLAZA CORPUS
ARIZONA STATE UNIVERSITY FOUNDATION
CITY OF SCOTTSDALE

**ASU-Scottsdale Center
for New Technology and Innovation**

Scottsdale, AZ

ILLUSTRATIVE ENLARGEMENT PLAN
PHASE 1 - BOULEVARD
10 NOVEMBER 2005

L - 3.2
SCALE: 1" = 20'

88-DR-2005
11/10/05



NORTH ELEVATION



SOUTH ELEVATION

Documents submitted for DRB review are intended to reflect the Phase 1 and Phase 2 Design Concept. Specific details and dimensions are in the Design Development Phase and are subject to refinement as Design and Construction Documentation is completed.

PEI COBB FREED & PARTNERS Architects LLP
DMJM Design

UNIVERSITY OF ARIZONA
UNIVERSITY OF ARIZONA
UNIVERSITY OF ARIZONA

**ASU-Scottsdale Center
for New Technology and Innovation**

Scottsdale, AZ

Plot:
Average Top of Sub Height as per Civil drawings is 4207.42'
Maximum allowable Top of Parcel height is 4202.5'

BUILDING 1
NORTH & SOUTH ELEVATIONS
10 NOVEMBER 2005

A-17

scale: 1" = 30'-0"



WEST ELEVATION



EAST ELEVATION

Documents submitted for DRB review are intended to reflect the Phase 1 and Phase 2 Design Concept. Specific details and dimensions are in the Design Development Phase and are subject to refinement as Design and Construction Documentation is completed.

PEI COBB FRIED & PARTNERS Architects LLP

DMJM Design

DESIGN DEVELOPMENT PHASE 2.0
THE ALUM COMPANY
ARIZONA STATE UNIVERSITY FOUNDATION
CITY OF SCOTTSDALE

ASU-Scottsdale Center for New Technology and Innovation

Scottsdale, AZ

Note:
Average Top of Curb Height as per Civil drawings is 1221.6'
Maximum allowable Top of Parapet height is 1282.6'

BUILDING 1
WEST AND EAST ELEVATION

10 NOVEMBER 2005

A-18

scale: 1" = 30'-0"

88-DR-2005
11/10/05



NORTH ELEVATION



SOUTH ELEVATION

Documents submitted for DRB review are intended to reflect the Phase 1 and Phase 2 Design Concept. Specific details and dimensions are in the Design Development Phase and are subject to refinement as Design and Construction Documentation is completed.

PEI CORR FREED & PARTNERS Architects LLP

DMJM Design

PROPOSED PROJECT LOCATION: 220
THE PLAZA COMPANY
ARIZONA STATE UNIVERSITY CAMPUS
CITY OF SCOTTSDALE

**ASU-Scottsdale Center
for New Technology and Innovation**

Scottsdale, AZ

Note:
Average Top of Curb Height as per Civil drawings is 1221.6'
Maximum allowable Top of Parapet height is 1262.6'

**BUILDING 2
NORTH & SOUTH ELEVATIONS**
10 NOVEMBER 2006

A-19

scale: 1" = 30'-0"

88-DR-2005

11/10/05



WEST ELEVATION



EAST ELEVATION

Documents submitted for ORS review are intended to reflect the Phase 1 and Phase 2 Design Concept. Specific details and dimensions are in the Design Development Phase and are subject to refinement as Design and Construction Documentation is completed.

PEI COBB FREED & PARTNERS Architects LLP

DAJM Design

PHASE 1 DEVELOPMENT PROJECT
THE PLAZA CORPUS
ARIZONA STATE UNIVERSITY FOUNDATION
CITY OF SCOTTSDALE

**ASU-Scottsdale Center
for New Technology and Innovation**

Scottsdale, AZ

Note:
Average Top of Curb Height as per Civil drawings is 1223.8'
Maximum allowable Top of Panopel height is 1282.9'

**BUILDING 2
WEST AND EAST ELEVATION**

10 NOVEMBER 2005

A-20

scale: 1" = 30'-0"

88-DR-2005
11/10/05



STUCCO - COLORED



SKYSONG PTFE MESH FABRIC



STUCCO - BEIGE

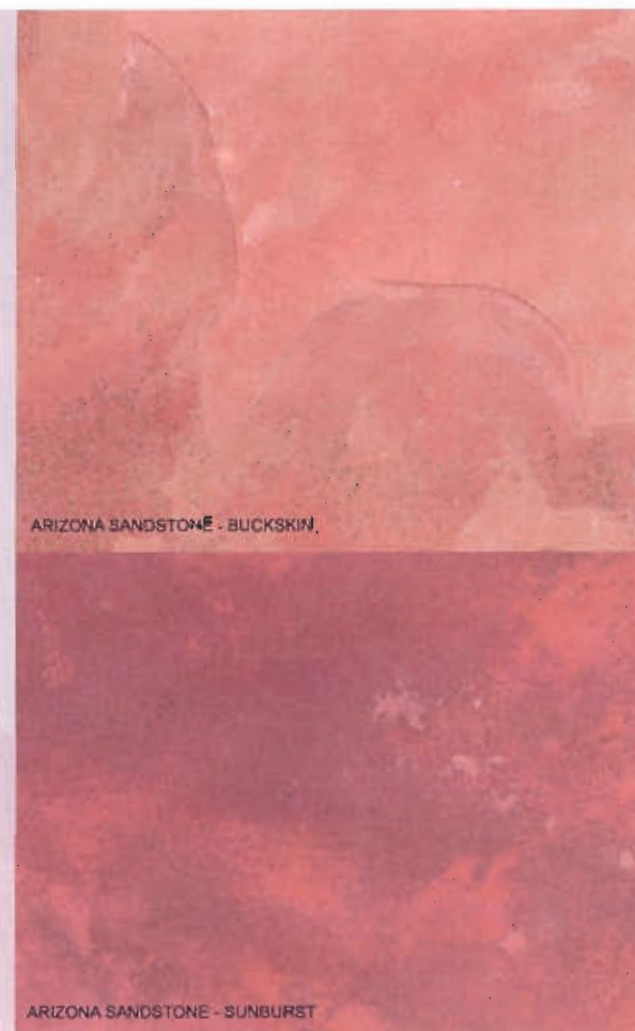
COLORLED CONCRETE

STUCCO - WHITE



NON-MIRRORED CLEAR GLASS

PAINTED ALUMINUM
CHAMPAGNE METALLIC



ARIZONA SANDSTONE - BUCKSKIN

ARIZONA SANDSTONE - SUNBURST

Documents submitted for DRB review are intended to reflect the Phase 1 and Phase 2 design concept. Specific details and dimensions are in the design development phase and are subject to refinement as design and construction documentation is completed.

Please consult actual physical samples for true color and texture.

FEI COBB FREED & PARTNERS Architects LLP

DMJM Design

ASU-Scottsdale Center
for New Technology and Innovation
10000 N. 19th Avenue
Scottsdale, AZ 85261

ASU-Scottsdale Center
for New Technology and Innovation

Scottsdale, AZ

MATERIALS PALETTE

10 NOVEMBER 2005

A-08

NOT TO SCALE



Tree Grate - Urban Accessories 'Viper' 5x5'



Trench Drain - Urban Accessories 'Viper'



Bike Rack - Escofet 'Bio-v'



'Buckskin' Sandstone Paving



Irrigation Runnel



Trash Receptacle - Urban Accessories 'Eurotrash'



Bollard - Urban Accessories 'DG4'



Bench - Landscape Forms '35 Stay'



Rustic Brown



Palomino



Adobe



Kahua



3/8" Exposed Aggregate
Integral-Color Concrete



Outback



Stabilized Granite



Water Table



Bio-Sponge Wall - Gabion



Tables and Chairs -
Landscape Forms 'Calena'

Drawings submitted for DRB review are intended to reflect the Phase 1 and Phase 2 design concept. Specific details and dimensions are in the design development phase and are subject to refinement as design and construction documentation is completed.

FBI COBB FREED & PARTNERS Architects LLP
DMJM Design

DESIGN DEVELOPMENT PARTNERS, L.P.
THE PLAZA COMPANY
ARIZONA STATE UNIVERSITY FOUNDATION
CITY OF SCOTTSDALE

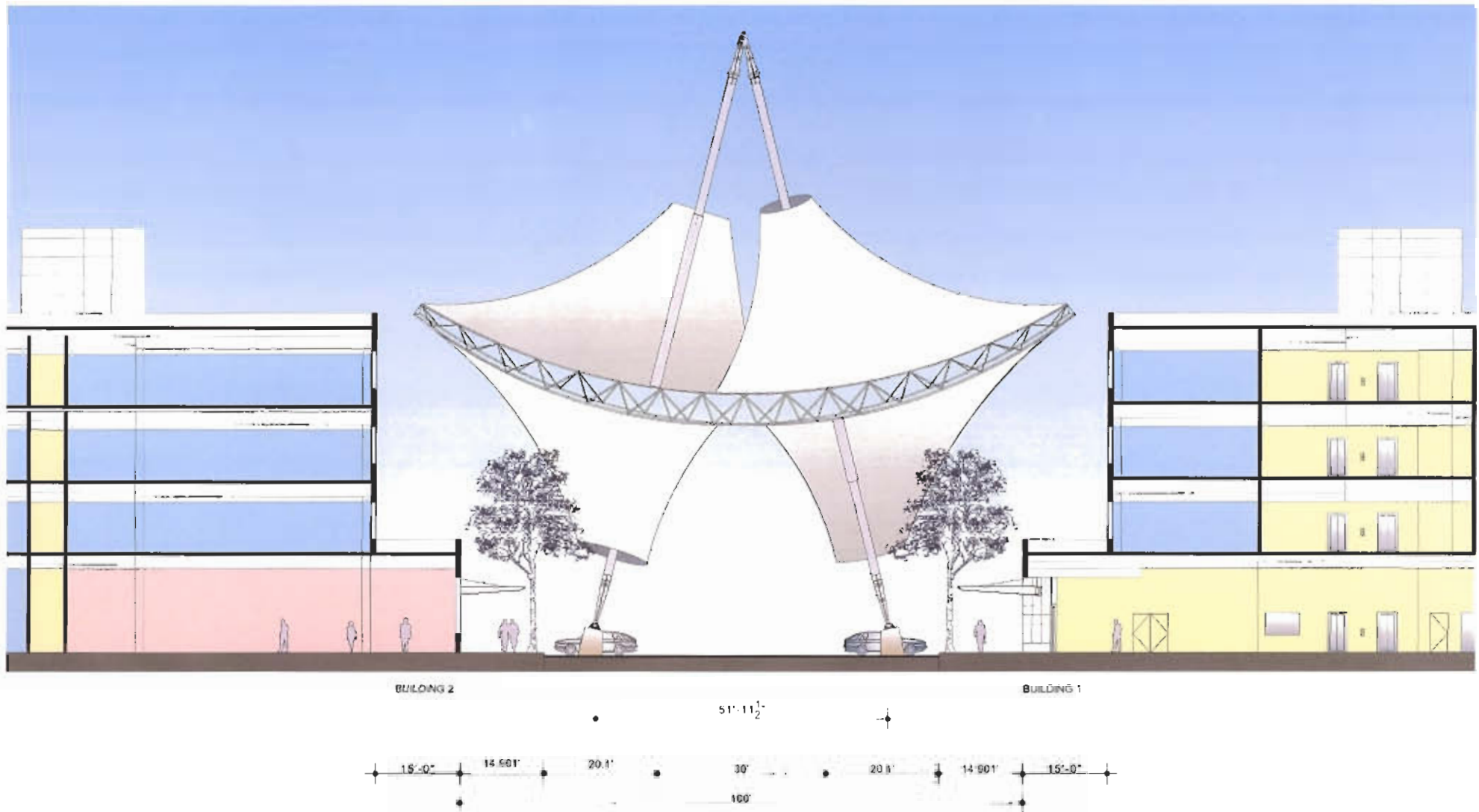
ASU-Scottsdale Center
for New Technology and Innovation

Scottsdale, AZ

SITE MATERIALS
PHASE 1
10 NOVEMBER 2005

L - 3.7

88-DR-2005
11/10/05



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PEI COBB FREED & PARTNERS Architects LLP

DMJM Design

DESIGN DEVELOPMENT PARTNERS LLC
THE FLAKA COMPANY
ANDREW STEIN UNIVERSITY/SCOTTSDALE
CITY OF SCOTTSDALE

**ASU-Scottsdale Center
for New Technology and Innovation**

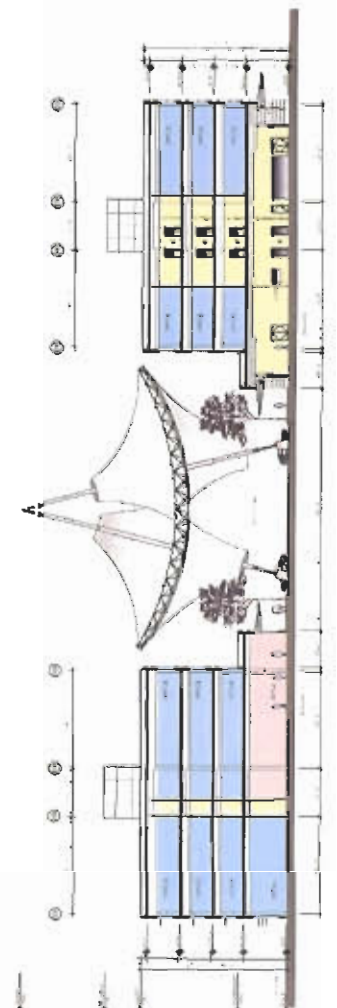
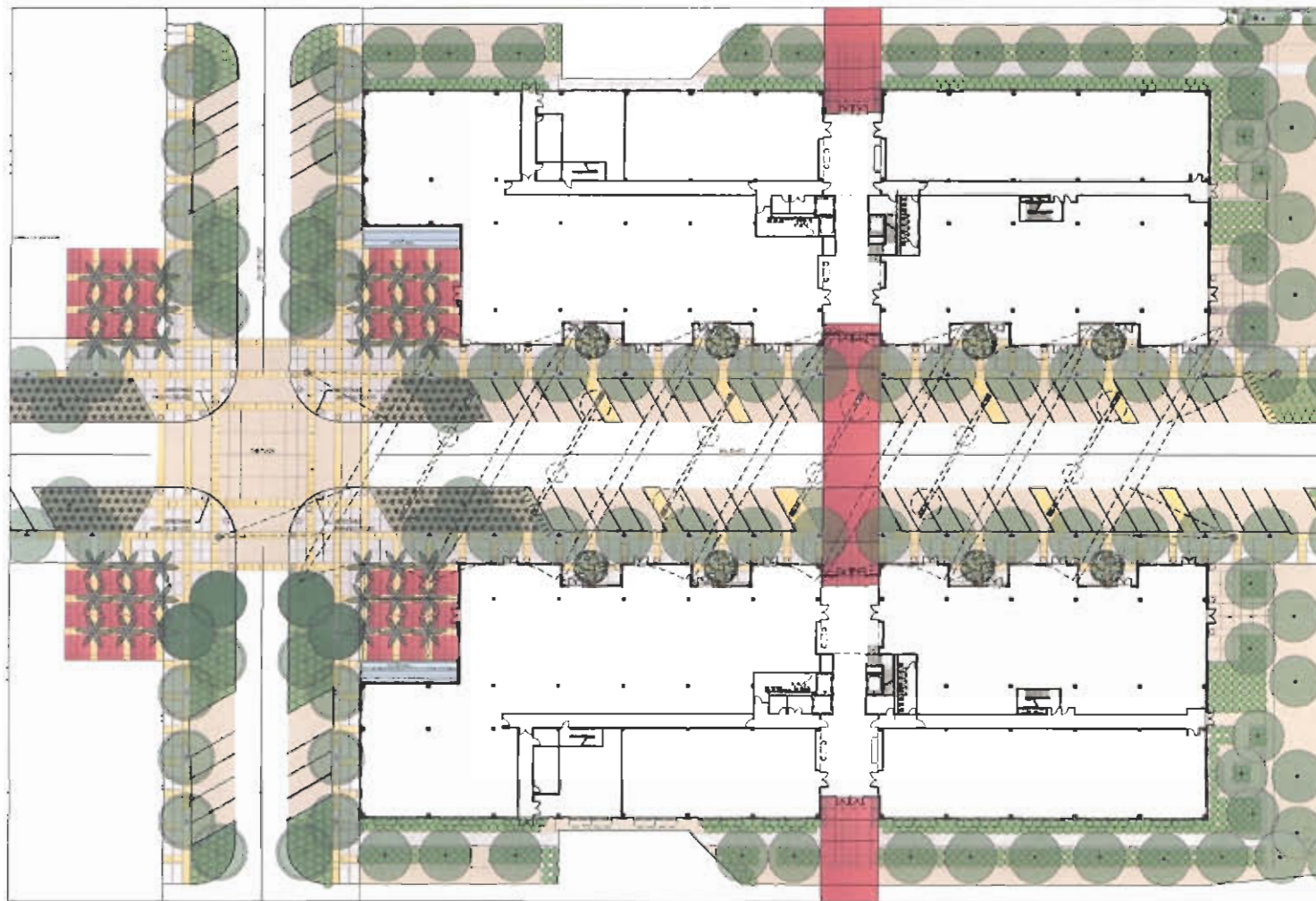
Scottsdale, AZ

SKYSONG SECTION

10 NOVEMBER 2005

A-12

SCALE 1/8" = 1'



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PER COBB FREED & PARTNERS Architects LLP

DMJM Design

ASU-SCOTTSDALE CENTER
FOR NEW TECHNOLOGY AND INNOVATION
10000 N. CENTRAL AVENUE
SCOTTSDALE, AZ 85251

**ASU-Scottsdale Center
for New Technology and Innovation**

Scottsdale, AZ

**BUILDINGS 1 & 2
STREETSCAPE**

10 NOVEMBER 2005

A-09

scale: 1" = 50'

88-DR-2005

11/10/05

Citizen Review Attachment**I. Community Open House/Project Preview**

Nov. 3, 5:30 to 8 p.m. at the Community Design Studio

45 attendees

Two comment cards:

1) *For this project to live up to its "Innovative Marque". I should push the envelope. Simply meeting LEED minimum fails to be innovative or set the tone for future developers to take new direction. The building, as far as I can see lacks interest. I'm not convinced it won't degrade into an eyesore. What will save it will be what's inside or what it's made out of. Green buildings have proven to rent for higher prices, resulting in fewer sick days, better performance, etc. Surely, the high tech businesses that this project is supposed to bring would be willing or looking for those benefits. This center of innovation will have the lifespan of a decrepit stadium. Take a further step forward....PLEASE!!!*

2) *Would have been nice to have heard the landscape & circulations presentations. Stay on Point! Maintain Focus!*

II. Small Group/Project Update Presentations

10/19	Senior Lunch Group	Vista Del Camino, 11 a.m.
10/22	GAIN neighborhood meeting	6713 E. Granada, 6 p.m.
10/27	Housing Board	Via Linda Senior Ctr., noon to 1:30 p.m.
11/3	Hacienda De Los Arcos	7925 E. Culver, 1:30 p.m.
1/11	Town & Country HOA	email: amy@phxfineproperties.com
	Future Requests Project Updates	
1/23	Maycroft HOA	Vista Del Camino, 7 p.m.
3/14	Villa Eldorado, 480-945-5440	1649 N Miller Road,

Additional contacts made:

Scottsdale Rotary

Scottsdale Coalition (potential to add to November agenda)

III. Information & Awareness Mechanisms

- ☐ ASU electronic bulletin update -distributed to 1,546 subscribers
- ☐ Weekly Development update - distributed to 2,102 subscribers
- ☐ ASU e-mail contact list - distributed to 500 community representatives
- ☐ Oct. 17 & Nov. 4 news release on public involvement/public hearings
- ☐ ASU Scottsdale Center website (updated with project design plans):
<http://www.scottsdaleaz.gov/ASUScottsdale/Default.asp>

PLEASE SIGN IN

ASU Scottsdale Center Phase I Design Open House

November 3, 2005

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City & Zip Code	E-Mail	Phone (optional)
------	-----------------	-----------------	--------	------------------

GARY MORGAN 5601 N 76TH PL SCOTTSDALE AZ 85250 GMORGANONLINE@YAHOO.COM

Donna Brandsey PO Box 10249 Scott. 85271 brandsey@aol.com

GURSE KRABBE 106480 RANTREE Scott. 05255 GKRAABE @ AOL com

DAUG SHINAR 4434 N. CIVIC CENTER PLAZA #101 SCOTT. 85251 daug@dshinaranditec.com

Rom CAROSELLI, 4214 N 66 ST SCOTTSDALE, 85251 CAROSELLI;@COX.NET

Tim Getty 7647 N 73rd Scotts 85257 0809495204

Regina Nelms 6925 E. 4th St. #18 Scottsdale, 85251 AZQUEEN1@netzero.net

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ASU Scottsdale Center Phase I Design Open House

November 3, 2005

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Name	Mailing address	City & Zip Code	E-Mail	Phone (optional)
Anna & René LeBlanc	8719 E. San Lucas Dr	Scottsdale 85258	leblancr@qwest.net	(480) 991-1403
STEVE LOGAN	1501 W. FOUNTAINHEAD PKWY, STE 400	PEEPE 85202	logan@pbworld.com	480-921-6867
Lyle WURTZ	6510 E. palm blvd	85257		
PAT Skidmore	PO Box 4189	Scottsdale AZ 85261		
Toni-JASON Weisman	6731 E Granada Rd	Scottsdale	toniweisman@cox.net	
DANIEL BASINGER	29503 N 107 th PL	85262		
CLIF & MKHELE GATES	6408 E. VIRGINIA AVE SCL	85257	GATESOFSQL@YAHOO	
Tia Graham			tiagraham52@hotmail.com	
John Niedzielski	8246 N. 106 th Way	Scottsdale AZ 85258	jniedziel@fugro.com	
Jim Cimentien	217 N. MILB RD #117	Scotts 85257	bjciment@cox.net	

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

SUSAN UNMAGHT 85251 susunlee@msn.com

Barbara L. Petersen

Paul F. Reich Scottsdale 85250 227fx@usbtv.net

Age Group	Total	Male	Female	Male	Female
18-24	15%	18%	12%	20%	10%
25-34	25%	28%	22%	30%	20%
35-44	30%	32%	28%	35%	25%
45-54	20%	22%	18%	25%	15%
55-64	10%	12%	8%	15%	5%
65+	5%	6%	4%	8%	2%

PLEASE SIGN IN

ASU Scottsdale Center Phase I Design Open House

November 3, 2005

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Name	Mailing address	City & Zip Code	E-Mail	Phone (optional)
MARTIN BAKAL	1205 E. Apache Blvd #150	Tempe, 85281	MARTIN_BAKAL@Alico.com	(480) 980-8953
Lori Fitch	1229 N. Granite Reef Rd. Sc.	85257		480-947-6931
Bob + Sue Larson	333 E Taylor St.	Tempe 85281		480-949-1062
Jason Walling	6731 E Granada St	Scottsdale 85257		
Shan Harris	9401 W Thunderbird Rd	Peoria 623		972-1184
BOB RISSI	7331 E VILHA WAY	SCOTT 85257		480-946-4586
ROD MART	6946 E PALM LN.	SCOTT 85257		(480) 947-4430
Mark Ortega	10011 E. Sheena Dr.	Scotts 85260		N: 602-803-0144
MOHIT MEHTA	1901 E MISSOURI AVE #208	PHX, AZ 85016		
Jondra Francis	7010 N. Granite Reef Rd	Scottsdale AZ 85251		
KEVIN O'NEILL	8098 N. VIA DE NEGOCIO	85258	KO'NEILL@COMPANIES.COM	
WILL BRUDER	3757 W. MARSHALL WAY	85251		602-312-7399

PLEASE SIGN IN

ASU Scottsdale Center Phase I Design Open House

November 3, 2005

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City & Zip Code	E-Mail	Phone (optional)
Harvey Carter	6801 E. Camelback	Scottsdale 85257	manycarter@aol.com	480-516-4666
Tim P. ...	4800 N. Scottsdale	600 Scottsdale AZ 85251		480 588 0276
Steve Lichtenberger	2711 E. Camelback Rd.	Phx 85018		602.337.2700
KAY ALFUR	4037 E. Cannon Dr.	Phx 85028		" 485 8489
Mike R. ...	2143 E. Camelback	Phx 85024		

PLEASE SIGN IN

ASU Scottsdale Center Phase I Design Open House

November 3, 2005

PLEASE PRINT LEGIBLY -- AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL -- We will include your address on future communications related to this topic.

Name	Mailing address	City & Zip Code	E-Mail	Phone (optional)
------	-----------------	-----------------	--------	------------------

GERRY CLANCY	10587 E. PALOMINO RD.	SCOTTSDALE 85258	gc/clancy@SENTINEL.COM	480 897 5934
--------------	-----------------------	------------------	------------------------	--------------

Misty Feenick	808 E. Osborn Rd	Mesa 85012	feenick@feenickla.com	602 968 0500
---------------	------------------	------------	-----------------------	--------------

ANDREA MICHAELS	33012 N 68 th Way	SCOTTSDALE 85262	madcap_thinker@yahoo.com	
-----------------	------------------------------	------------------	--------------------------	--

JEREMY STAPLETON	1129 E. WINDSOR DR.	GILBERT 85296	KAHUNAKUN@YAHOO.COM	
------------------	---------------------	---------------	---------------------	--

Ryan Gaston	1544700 S. WALLINCK ST. #60	Tempe, 85282	gaston@hollc.com	
-------------	-----------------------------	--------------	------------------	--

ASU-Scottsdale Center for New Technology and Innovation



Please give us your comments

Name JEREMY STAPLETON

Address 1129 E. WINDSOR DR. GILBERT AZ 85296

Phone 480.516.4244

Email _____

Comments: FOR THIS PROJECT TO LIVE UP TO ITS "INNOVATIVE" MARQUE IT SHOULD
PUSH THE ENVELOPE.. SIMPLY MEETING LEED MINIMUM FAILS TO BE INNOVATIVE
OR SET THE TONE FOR FUTURE DEVELOPERS TO TAKE NEW DIRECTION.
THE BUILDING, AS FAR AS I CAN SEE LACKS INTEREST. I'M NOT CONVINCED
IT WON'T DEGRADE INTO AN EYE-SORE. WHAT WILL SAVE IT WILL BE WHAT'S INSIDE
OR WHAT ITS MADE OUT OF. GREEN BUILDINGS HAVE PROVEN TO RENT FOR
HIGHER PRICES, RESULTING IN FEWER SICK DAYS, BETTER PERFORMANCE, ETC.
SURELY, THE HIGH TECH BUSINESSES THAT THIS PROJECT IS SUPPOSED TO BRING
WOULD BE WILLING AND LOOKING FOR THOSE BENEFITS. THIS CENTER OF INNOVATION WILL
HAVE THE LIFESPAN OF A DECREPIT STADIUM. TAKE A FURTHER STEP FORWARD...
PLEASE!!!

ASU-Scottsdale Center for New Technology and Innovation



Please give us your comments

Name Mark Ortega

Address 10011 E. Sheena Dr. Scotts. 85260

Phone M: 602.803.0144 Email N/A

Comments: Would have been nice to have
heard the landscape & circulation
presentations.

Stay on Point! Maintain
Focus!

Galav, Lusia

From: Meinhart, Robin
Sent: Monday, November 07, 2005 10:11 AM
To: Ekblaw, Kroy; Galav, Lusia; Ruenger, Jeffrey; Conner, Tim
Cc: Fuller, Bonnie
Subject: FW: asu scottsdale center building design

fyi—
Bonnie—please include in the case file.
rm

> -----
From: ggerodimos@cox.net[SMTP:GGERODIMOS@COX.NET]
Sent: Monday, November 07, 2005 9:13:03 AM
To: Feedback
Subject: asu scottsdale center building design
Auto forwarded by a Rule

My question is regarding the accuracy of the office building shown on the renderings. Is that the look (architecture, color, etc.) we can expect? If so, it would be rather disappointing as it reminds me of old Eastern European government buildings. If it is not, when can we find out what the building proposal is?

Regards,
George

George Gerodimos
602.432.1367
ggerodimos@cox.net

This message was feedback from the following web page:

http://www.scottsdaleaz.gov/ASUScottsdale/public_input.asp

11/7/2005 9:13:03 AM

143.182.124.3 Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; .NET
CLR 1.1.4322) sessionID: 11389264

Galav, Lusia

From: Meinhart, Robin
Sent: Monday, November 07, 2005 10:13 AM
To: Ekblaw, Kroy; Galav, Lusia; Ruenger, Jeffrey; Conner, Tim
Cc: Fuller, Bonnie
Subject: FW: Scottsdale Innovation Center

fyi
and for case file

> -----
> From: edward.chang@svn.com[SMTP:EDWARD.CHANG@SVN.COM]
> Sent: Saturday, November 05, 2005 7:49:50 AM
> To: Feedback
> Subject: Scottsdale Innovation Center
> Auto forwarded by a Rule
>

I thought officials said the new site had to be innovated and inspiring.
Hmmm, Skysong looks like a tent that will age quickly to become an
eyesore, and the buildings are boxes with painted walls, way too bland.

eddie chang
480-227-5061
edward.chang@svn.com

This message was feedback from the following web page:
http://www.ci.scottsdale.az.us/ASUScottsdale/public_input.asp
11/5/2005 7:49:50 AM

69.3.76.238 Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.1; SV1; .NET
CLR 1.0.3705) sessionID: 11355100

88-DR-2005

Fuller, Bonnie

From: Frey, Beckye
Sent: Monday, November 07, 2005 8:47 AM
To: Galav, Lusia; Fuller, Bonnie
Subject: FW: ASU Scottsdale Center

for case file...

-----Original Message-----

From: ewiebk1@cox.net [mailto:ewiebk1@cox.net]
Sent: Saturday, November 05, 2005 7:50 PM
To: Frey, Beckye
Subject: ASU Scottsdale Center

Looked at the drawings on the web site and I'm disappointed. After all the discussions about making the Center a place we can be proud of, all I see is large boxes with a "sail" in the courtyard. There is something to be learned by looking at the Waterfront project where the design of the buildings are more in line with the Scottsdale image. The boxes at the ASU Scottsdale Center will influence the development of the remaining area from Scottsdale road to the Indian Bend wash. We dont need this type of architecture at the gateway to our city.

Eugene Wiebke

ewiebk1@cox.net

This message was feedback from the following web page:
[http://www.scottsdaleaz.gov/feedback/default.asp?](http://www.scottsdaleaz.gov/feedback/default.asp?mailto=bfrey@scottsdaleaz.gov&URL=/ASUScottsdale/_slides/PhaseIproposal-img6.asp?catID=1)
mailto=bfrey@scottsdaleaz.gov&URL=/ASUScottsdale/_slides/PhaseIproposal-img6.asp?catID=1
11/5/2005 7:50:20 PM

24.251.161.194 Mozilla/4.0 (compatible; MSIE 5.23; Mac_PowerPC) sessionID:
0

Fuller, Bonnie

From: Margo Martin [mmartin@rhhklaw.com]
Sent: Wednesday, November 09, 2005 12:38 PM
To: bfuller@scottsdaleaz.gov
Subject: ASU Scottsdale Innovation Center "Skysong"

To Whom it May Concern: This is to register my disapproval of the current design for the above-referenced project. Following are comments that I sent to Mayor Manross and the City Council. Thank you for considering my opinion.

Dear Mayor Manross and City Council: I own property on the 600 block of North 74th place near McDowell and Scottsdale Road. I saw the picture of the skysong rendering in yesterday's paper. I am horrified. It looks like an oriental design, it is cold and I feel very out of character for this region of the country. Oh please please please don't ruin our beautiful South Scottsdale. We are known as the West's Most Western City. The Southwestern Flavor is warm and earthy and welcoming and I believe that is what draws residents and visitors alike. I note that you are going for the "urban" style making the storefronts closer to the street, etc. and that is okay, but let's don't go above our rais'n, please. Let's stay warm and friendly, and folksy and earthy. We are not New York City, We are Scottsdale and we should be very proud.

Margo Martin
Legal Assistant
201 North Central Avenue, Suite 3300
Phoenix, Arizona 85004
602-254-9900
mmartin@rhhklaw.com

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ASU- SCOTTSDALE TECH CENTER
Scottsdale & McDowell
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- | | |
|--|--|
| <p><input checked="" type="checkbox"/> 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.</p> <p><input checked="" type="checkbox"/> 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.</p> <p>_____</p> <p>_____</p> <p>_____</p> <p><input checked="" type="checkbox"/> 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.</p> <p><input checked="" type="checkbox"/> 5. PROVIDE A KNOX ACCESS SYSTEM:</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> A. KNOX BOX</p> <p style="margin-left: 20px;"><input type="checkbox"/> B. PADLOCK</p> <p style="margin-left: 20px;"><input checked="" type="checkbox"/> C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.</p> <p><input checked="" type="checkbox"/> 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.</p> <p><input checked="" type="checkbox"/> 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)</p> <p><input checked="" type="checkbox"/> 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____</p> <p>_____</p> <p><input type="checkbox"/> 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.</p> | <p><input checked="" type="checkbox"/> 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.</p> <p><input checked="" type="checkbox"/> 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.</p> <p><input checked="" type="checkbox"/> 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ AT _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.</p> <p><input checked="" type="checkbox"/> 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____</p> <p><input checked="" type="checkbox"/> 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____</p> <p><input checked="" type="checkbox"/> 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.</p> <p><input checked="" type="checkbox"/> 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.</p> <p><input checked="" type="checkbox"/> 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x _____ (NSHT)</p> <p style="margin-left: 20px;"><input type="checkbox"/> 4' TO 8' BACK OF CURB; INDEP. WET LINE.</p> <p style="margin-left: 20px;"><input type="checkbox"/> WALL MOUNTED - 15' CLEAR OF OPENINGS.</p> <p><input checked="" type="checkbox"/> 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.</p> |
|--|--|

20. ☒ SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☐ A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)
- ☐ B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☒ C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.
- ☐ D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:
- ☐ E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.
- ☐ F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.
- ☒ G. FIRE FIGHTER ELEVATORS 6x7 MIN. INTERIOR CAR SIZE

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.

**Stipulations for Case:
ASU Scottsdale Center for New Technology & Innovation
Phase I & II
Case 88-DR-2005**

The applicant agrees unless otherwise stated, to complete all requirements prior to final plan approval, to the satisfaction of the City Manager or designee.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the construction plans and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by PEI COBB FREED & Partners Architects LLP with a staff date of 11/10/05.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by PEI COBB FREED & Partners Architects LLP with a staff date of 11/10/05.
 - c. Landscaping plant materials shall be in substantial conformance with the conceptual landscape plan submitted by Ten Eyck Landscape Architects with a staff date of 11/10/05.
 - d. This development shall comply with the Amended Development Standards approved under 26-ZN-2004.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. *Prior to issuance of a building permit, the Developer shall receive approval of plans for a on-site material mock up which includes all the proposed materials, colors and construction techniques and details. The material mock up shall be kept on site throughout the construction process and shall be approved and located on site prior commencing to any exterior finish vertical construction.*
3. *In order to understand and assure a quality transistion of materials/colors in the proposed elevations, prior to final plans submittal a detail of the outside corner of the accent color transition at the buildings' western edges (adjacent to the pedestrian plaza area) shall be submitted to staff for review and approval.*
4. *In order to understand and review the character of the EFIS, prior to final plans submittal, details describing the width, depth, and finish of the scoring of the EFIS shall be submitted for staff review and approval.*
5. *In order to understand and review the character of the proposed design material, prior to final plans submittal details describing the material, bond pattern, and finish of the masonry base shown on the building elevations shall be submitted for staff review and approval.*
6. *Prior to final plans submittal the color of the EFIS shall be identified on the elevations and shall be in substantial conformance to the elevations submitted by PEI COBB FREED & Partners Architects LLP with a staff date of 11/10/05.*
7. The face of the any proposed exterior mounted utility service entrances shall be flush with the building façade and painted to match the building.

ATTACHMENT B

8. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and is compatible with the finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
9. All exterior conduit and raceways shall be painted to match the building.
10. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
11. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
12. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
13. Walls shall match the architectural color, materials and finish of the building(s).

Ordinance

- A. Per zoning case #26-ZN-2004, building height determination/methodology for structures shall be determined by the use of the top of curb elevations located within the segment of street frontage directly adjacent to the proposed structures.
- B. The signage shown on the plans is conceptual and requires separate approval and permit.

ENVIRONMENTAL:**DRB Stipulations**

14. *Per stipulation 4.3.i of zoning case #26-ZN-2005, "All non-residential development shall conform to LEED certified standards. The applicant shall submit documentation of compliance with this stipulation to staff prior to building permits and prior to the first certificate of occupancy. Documentation of this conformance shall be kept in the DRB file at City offices.*

FREESTANDING ORNAMENTAL MONUMENT:**DRB Stipulations**

15. *Skysong and the maximum height shall be constructed to be in substantial conformance with the Skysong section approved by City Council.*
16. *Skysong (as shown on the site plan submitted by PEI COBB FREED & Partners Architects LLP with a staff date of 11/10/05) located east of the "Center Road" shall be constructed at the time of Phase one (1) improvements.*
17. *To assure Skysong remains a focal point and integral element of the project character, the applicant shall provide a maintenance plan for the structural and fabric elements, prior to the certificate of occupancy for the first building.*

SITE DESIGN:**DRB Stipulations**

18. *To insure conformance with water conservation requirements, all water features shall have approval from the City Manager or designee, prior to final plans submittal.*
19. *All areas left undeveloped with each phase shall be dust proofed to the satisfaction of the city staff.*

Ordinance

- C. At time of final plans submittal the site plan shall be fully dimensioned to include dimensions for parking spaces, accessible parking spaces, landscape islands, right-of-way and dimensions from property line to all proposed structures.

OPEN SPACE:**DRB Stipulations**

- D. At time of final plan submittal, the Open Space Plan shall be updated to indicate the required amounts of open space, front open space, parking lot landscape, public gathering space and the square footage utilized for Phase 1. The analysis shall be broken down by square footage of individual areas and updated at each subsequent submittal phase.

LANDSCAPE DESIGN:**DRB Stipulations**

20. *Landscaping along Scottsdale Road shall be coordinated with the Scottsdale Road Streetscape Guidelines and installed with Phase one (1) improvements.*
21. *Landscaping along McDowell Road shall be consistent with the McDowell Road Streetscape Guidelines and installed with Phase one (1) improvements.*
22. *The temporary parking lots adjacent to 74th street shall be screened by plant material to the satisfaction of City Manager or designee.*

Ordinance

- E. All plant materials in right-of-way shall be on the Arizona Department of Water Resources (ADWR) low water plant list for the Phoenix Active Management Area (AMA). The Right of Way for this project is defined as Scottsdale Road, McDowell Road, and 74th Street, and shall not include any interior streets or roadways.
- F. Prior to final plans submittal the landscape plans shall be revised and reviewed by staff to demonstrate compliance with city code 49-246 for the limitation on water intensive landscape.

EXTERIOR LIGHTING DESIGN:**DRB STIPULATIONS**

23. *The lighting theme shall be in general conformance with the Lighting Concept Plan submitted by PEI COBB FREED & Partners Architects LLP with a staff date of 11/10/05. Exterior lighting shall return for subsequent staff approval prior to or concurrent with any final plans submittal.*
24. *Lighting for the Skysong shall return to DRB and City Council for review and approval.*
25. All exterior luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except sign and landscape lighting.
26. The individual luminaire lamp shall not exceed 250 watts.
27. The maximum height from finished graded to the bottom of the any exterior luminaire shall not exceed 20 feet except for pole lighting located on the top level of the parking garage.
28. Incorporate into the project's design, the following:

Parking Lot and Site Lighting:

The maintained average horizontal illuminance level, at grade on the site, shall not exceed 2.5 foot-candles.

The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.00 foot-candles. All exterior luminaires shall be included in this calculation.

The initial vertical illuminance at 6.0 foot above grade, along the entire property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.

Building Mounted Lighting:

All luminaires shall be recessed or shielded so the light source is not directly visible from property line.

Any exterior illumination of structures shall require staff review and approval prior to or concurrent with final plans.

Landscape Lighting

All landscape lighting directed upward shall utilize extension visor shields to limit the view of the lamp source.

Landscape lighting shall be utilized to accent plant material.

All landscape lighting directed upward, shall be aimed away from property line.

All landscape lighting hanging in vegetation, shall contain recessed lamps, and be directed downward and away from property line.

The landscape lighting lamp shall be an incandescent or halogen incandescent source, and shall not exceed 50 watts.

SIGNAGE:

DRB Stipulations

29. *Signage submittals shall be consistent with the theme, materials, image, form, colors and illumination characteristics included within the design concepts submitted by PEI COBB FREED & Partners Architects LLP with a staff date of 11/10/05.*

30. *The applicant may submit a master sign program for DRB review and approval.*

Ordinance

G. All proposed signage shall comply with section VIII. of the zoning ordinance and the design concepts submittal or shall return to the Development Review Board for approval.

H. Sign approval shall be a separate submittal and permit.

VEHICULAR AND BICYCLE PARKING:

DRB Stipulations

31. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

32. Master Drainage Report for ASU Scottsdale Center for New Technology and Innovation, by Wood/Patel.

Wastewater System Collection Report for ASU Scottsdale Center for New Technology and Innovation, by Wood/Patel

Water Distribution System Report for ASU Scottsdale Center for New Technology and Innovation, by Wood/Patel

33. Construction documents for each phase shall be accompanied by supplemental reports which update the documents referenced above. The supplements shall demonstrate compliance with the master reports, describe the detailed design issues and their resolution that arise with each phase, and describe implications or requirements that may apply to subsequent phases of project development.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:**Streets and other related improvements:**

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Scottsdale Road	Major Arterial	75 feet (65' existing)	Existing		8' min. width
McDowell Road	Major Arterial	75 feet (65' existing)	Existing		8' min. width
74 th Street	Local Collector	30 feet (existing)	Existing		8' min. width
Internal Streets*					

*The classification, right-of-way designation, and cross section for the internal streets shall be per the approved ASU-Scottsdale Innovation Center Master Circulation Plan.

DRB Stipulations

34. Off-site street improvements shall be coordinated with the following City capital improvement projects: McDowell Road Streetscape Project, Scottsdale Road Streetscape Project, and the ASU Scottsdale Transit Passenger Facility Project.
35. The internal streets shall be fully accessible to the public.
36. The applicant shall designate corridors to provide emergency and service vehicle access and public utility construction and maintenance where necessary as determined at the time of final plan review.
37. The major site entrances on Scottsdale Road and McDowell Road shall align with the existing driveways and median openings..
38. Right-turn deceleration lanes shall be constructed at all site entrances on Scottsdale Road and McDowell Road.
39. Bus pullouts that are sized to accommodate two city buses shall be constructed on Scottsdale Road and McDowell Road. The location of these pullouts shall be approved by the City Manager or designee.
40. Left turn storage at the major site entrances on Scottsdale Road and McDowell Road shall be modified as necessary per the approved master circulation plan.
41. Travel Demand Management measures shall be incorporated into the site development - bicycle parking, showers, transit pass program, etc. – in conformance with the zoning stipulations, and a program approved by the City Manager or designee prior to the issuance of C of O.

Ordinance

- I. The applicant shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

TRAFFIC SIGNALS:**Ordinance**

- J. All costs associated with the construction of a traffic signal at the intersection of the main north-south street (identified as Center Street) and McDowell Road shall be part of the infrastructure costs. The timing of the signal installation shall be determined by the City Manager or designee.

- K. All costs associated with any modifications to the existing traffic signal at the intersection of the main east-west street (identified as Plaza Boulevard) and Scottsdale Road shall be part of the infrastructure costs.
- L. Public street lights shall be installed in accordance with City of Scottsdale Revised Code, Section 48-149. Responsibility for coordinating a street layout and cost estimate with the utility company shall be part of the infrastructure costs.

INTERNAL CIRCULATION:

DRB Stipulations

- 42. Sidewalk and pedestrian facilities shall be provided in conformance with the approved pedestrian circulation plan.
- 43. Major pedestrian routes shall be a minimum width of 8 feet, with 12 feet in width where possible.
- 44. The developer shall provide a minimum parking-aisle width of 24 feet.
- 45. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.

Ordinance

- M. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

Designation of Traffic Control Equipment	DESCRIPTION
Traffic Control equipment locations	30' by 30' triangles at all planned signalized intersections to allow the location of traffic signal equipment and maintenance activity.

DRB Stipulations

- 46. Sight distance triangle designations shall comply with the following:
 - a. Sight distance triangles at uncontrolled intersections must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- 47. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.